

ORIGINAL

DRB Case No 1000297  
DRC Project No.  
Prelim. Plat Approved: 5/03/00  
Prelim. Plat Expires: 05/03/01  
Date Submitted 3/31/00

Figure 12  
INFRASTRUCTURE LIST  
EXHIBIT "A "

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST  
VENTANA RANCH TRACT 15  
WEST POINTE SUBDIVISION, UNIT III @ VENTANA RANCH  
- PLAT -

Following is a summary of Public/Private infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
<u>ONSITE PAVING – Responsibility of Sivage – Thomas Homes</u>				
52'	54' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*, 6' Median	Conifer Ave.	Las Ventanas Rd. Longmont Pl.
	32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Marin Dr.	Carbondale Ct. South of lot 72 (connection to Unit II)
	28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Marin Dr.	Longmont Pl. Carbondale Ct.
	28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Longmont Pl.	End of cul-de-sac Silverthorne Rd.
	28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Silverthorne Rd.	Longmont Pl. Marin Dr.
	28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Carbondale Ct.	End of cul-de-sac Marin Dr.
52'	54' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*, 6' Median	Northglenn Dr.	Las Ventanas Rd. Cripple Creek Rd.
24'	22' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk on One Side*	Cripple Creek Rd. (stub street)	Lot 22 Tolleson Ave.
	28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Cripple Creek Rd.	Tolleson Ave. Flagstaff Dr.
	28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Tolleson Ave.	Cripple Creek Rd. Flagstaff Dr.
	28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Quartzite Ave.	Cripple Creek Rd. Flagstaff Dr.

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
<b><u>ONSITE PAVING, cont.</u></b>				
24' 22' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk on One Side*	Flagstaff Dr. (N. stub street)	Lot 90	Cripple Creek Rd.
28' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Flagstaff Dr.	Cripple Creek Rd.	Tolleson Ave.
24' 22' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk on One Side*	Flagstaff Dr. (S. stub street)	Tolleson Ave.	Lot 103
32' F-F	Residential Paving W/ PCC C&G, 4' Sidewalk Both Sides*	Wickenburg St.	South of lots 1 & 8 (connection to Unit II)	End of cul-de-sac
8' * SIDEWALKS TO BE DEFERRED	Asphalt Trail	Tract A	Las Ventanas Rd.	Rainbow Blvd. & West Point Unit I at South Boundary
<b><u>ONSITE WATER – Responsibility of Sivage – Thomas Homes</u></b>				
8" _____	Waterline W/Req'd Appurtenances	Conifer Ave.	Las Ventanas Rd.	Longmont Pl.
8" _____	Waterline W/Req'd Appurtenances	Longmont Pl.	End of Cripple Creek Rd.	Conifer Ave.
6" _____	Waterline W/Req'd Appurtenances	Longmont Pl.	Conifer Ave.	Silverthorne Rd.
6" _____	Waterline W/Req'd Appurtenances	Silverthorne Rd.	Longmont Pl.	Marin Dr.
6" _____	Waterline W/ Req'd Appurtenances	Marin Dr.	Longmont Pl.	Carbondale Ct.
8" _____	Waterline W/ Req'd Appurtenances	Marin Dr.	Carbondale Ct.	Existing 8" waterline South of lot 72
8" _____	Waterline W/Req'd Appurtenances	Carbondale Ct.	Longmont Pl.	Marin Dr.
8" _____	Waterline W/Req'd Appurtenances	Wickenburg St.	South End of Flagstaff Dr.	Existing 8" waterline South of lots 1 & 8
8" _____	Waterline W/ Req'd Appurtenances	Cripple Creek Rd.	Longmont Pl.	Flagstaff Dr.
6" _____	Waterline W/Req'd Appurtenances	Tolleson Ave.	Cripple Creek Rd.	Flagstaff Dr.
6" _____	Waterline W/Req'd Appurtenances	Quartzite Ave.	Cripple Creek Rd.	Flagstaff Dr.
8" _____	Waterline W/ Req'd Appurtenances	Flagstaff Dr.	Wickenburg St.	Cripple Creek Rd.
8" _____	Waterline W/ Req'd Appurtenances	Northglenn Dr.	Cripple Creek Rd.	Las Ventanas Rd.
<b><u>ONSITE WASTE-WATER – Responsibility of Sivage – Thomas Homes</u></b>				
8" _____	Sewerline W/Req'd Appurtenances	Longmont Pl.	End of cul-de-sac	Silverthorne Rd.
8" _____	Sewerline W/Req'd Appurtenances	Silverthorne Rd.	Longmont Pl.	Marin Dr.
8" _____	Sewerline W/ Req'd Appurtenances	Marin Dr.	Longmont Pl.	Tract A South of Lot 72
8" _____	Sewerline W/Req'd Appurtenances	Carbondale Ct.	End of cul-de-sac	Marin Dr.

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SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
<b><u>ONSITE WASTE-WATER, cont.</u></b>				
8" _____	Sewerline W/Req'd Appurtenances	Wickenburg St.	End of cul-de-sac	Tract B South of Lot 8
8" _____	Sewerline W/Req'd Appurtenances	Tract A South of Lot 72	Marin Dr.	Wickenburg St.
8" _____	Sewerline W/Req'd Appurtenances	Tract B South of Lot 8	Wickenburg St.	Existing 8" SAS in Rainbow Blvd.
8" _____	Sewerline W/ Req'd Appurtenances	Cripple Creek Rd.	Lot 22	Flagstaff Dr.
8" _____	Sewerline W/Req'd Appurtenances	Tolleson Ave.	Cripple Creek Rd.	Flagstaff Dr.
8" _____	Sewerline W/Req'd Appurtenances	Quartzite Ave.	Cripple Creek Rd.	Flagstaff Dr.
8" _____	Sewerline W/ Req'd Appurtenances	Flagstaff Dr.	Lot 90	Lot 103
8" _____	Sewerline W/Req'd Appurtenances	Lot 99 Easement	Flagstaff Dr.	Existing 8" SAS in Rainbow Blvd.

**\*ONSITE STORM DRAINAGE – Responsibility of Sivage – Thomas Homes**

18" – 24"	RCP w/Req'd Appurtenances	Longmont Pl.	End of cul-de-sac	Cripple Creek Rd.
18" – 30"	RCP w/Req'd Appurtenances	Marin Dr.	Approx. Lot 68	Tract A South of Lot 72
18" – 24"	RCP w/Req'd Appurtenances	Wickenburg St.	End of cul-de-sac	Tract B South of Lot 8
30"	RCP w/Req'd Appurtenances	Tract A South of Lot 72	Marin Dr.	Wickenburg St.
30"	RCP w/Req'd Appurtenances	Tract B South of Lot 8	Wickenburg St.	Existing 30" SD in Rainbow Blvd.
18" - 30"	RCP w/Req'd Appurtenances	Tract A SD Esmt. Between Lots 34 & 64 And Lots 35 & 65	Marin Dr.	Tolleson Ave.
24" – 30"	RCP w/Req'd Appurtenances	Tolleson Ave.	Tract A SD Esmt.	Flagstaff Dr.
18" – 36"	RCP w/Req'd Appurtenances	Flagstaff Dr.	Tolleson Ave.	Approx. Lot 95
48"	RCP w/Req'd Appurtenances	Lot 99 Easement	Flagstaff Dr.	Existing 48" SD in Rainbow Blvd.

\* GRADING AND DRAINAGE CERTIFICATION REQUIRED FOR RELEASE OF SIA AND FINANCIAL GUARANTEE

*INCLUDING REQUIRED RETAINING WALLS*

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1  
transferred  
to Tr 22A  
(99-65)

SIZE	TYPE OF IMPROVEMENT	LOCATION	FROM	TO
<u>OFFSITE PAVING – Responsibility of Las Ventanas Ltd. Partnership</u>				
24' F-F (Min) <del>24'</del>	Major Local Paving W/ PCC C&G Both Sides, 10' Asphalt Trail on South Side Only w/ transition to 66' Wide (25' Ingress, 36' Egress, & 4' Median) at Rainbow Blvd. Future 12' additional pavement to be deferred. <i>ASPHALT CURBS N/W SIDE.</i>	Las Ventanas Rd.	Existing pavement at South Boundary of Lot 16	Rainbow Blvd.
25' F-F	Arterial Paving W/ PCC C&G on West Half of Rainbow Blvd. 10' Trail, West Side only <i>W/ MEDIAN CURBS ON EAST SIDE</i>	Rainbow Blvd.	South Boundary, Tract B	Las Ventanas Rd.
<u>OFFSITE WATER – Responsibility of Las Ventanas Ltd. Partnership</u>				
12" _____	Waterline W/Req'd Appurtenances	Las Ventanas Rd.	End of Existing Waterline @ South Boundary of Lot 16	Rainbow Boulevard
<u>OFFSITE WASTE-WATER – Responsibility of Las Ventanas Ltd. Partnership</u>				
8" - 12" _____	Sewerline W/Req'd Appurtenances	Las Ventanas Rd.	Rainbow Blvd.	Approx. 500' North of Conifer Ave.
<u>OFFSITE STORM DRAINAGE – Responsibility of Las Ventanas Ltd. Partnership</u>				
36" – 66"	RCP w/Req'd Appurtenances	Las Ventanas Rd.	Existing SD in Rainbow Blvd.	Approx. 1000' west of Northglenn Dr.
66-78"	RCP w/Req'd Appurtenances	Las Ventanas Rd.	Existing SD @ South Boundary	Approx. 100' north of Conifer Ave.

Prepared by   
Print Name: Kerry L. Davis, P.E.  
Firm: Bohannon Huston

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Development Review Board Member Approval

	5-03-00	Date		5/3/00	Date
Transportation Dev.			Utility Dev.		
	5-3-00	Date		5/3/00	Date
City Engineer/AMAFCA			DRB Chairman		
	4-25-00	Date		5-3-00	Date
New Mexico Utilities			Parks & Recreation		

DRC REVISIONS				
REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
1	6-12-00			
2	7-13-00			

6/2/00  
7-13-00